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**Redevelopment Authority Minutes
Meeting of July 20, 2011**

City Hall, Council Chambers

7:30 a.m.

Members Present: Messrs. DeRosa, Halloin, Von Haden, Green, Barr, and Ms. Wildenberg

Staff Present: Messrs. Schatz, Nick, Reiter, Ms. Casteen

1. **Minutes.**

The minutes of the June 15, 2011, meeting were approved on a motion by Mr. Von Haden, seconded by Mr. Barr.

2. **Financial Statements.**

Ms. Casteen presented the financial statement dated June 30, 2011. The operating expenses for the month were \$1,235, primarily for auditing services.

Ms. Wildenberg made a motion to accept the statement, Mr. Green seconded, and the motion carried.

3. **Consideration of a proposal from John Mogensen to purchase property in the Phase II portion of the North Barstow Redevelopment District.**

Mr. Mogensen presented comments on the latest draft development agreement for the block west of N. Barstow Street. The plan has two commercial structures facing N. Barstow Street and a three-story apartment building facing Wisconsin Street and Hobart Street. The interior of the block would be dedicated to the required parking for both uses. The apartment building would also have underground parking. He stated that he would like to begin as soon as possible on construction of the apartment building. The current hold-up is the financing of the two commercial buildings. He stated that his financier wants 75% leased before he can get a construction loan. He cannot commit to the commercial structures until he has a tenant.

Mr. Nick reviewed some of the issues that the RDA will need to consider on the negotiations with Mr. Mogensen on this site.

4. **Consideration of a request from Charles and Dale Gable to initiate the process for selling land at 28 Maple Street to the Redevelopment Authority.**

Mr. Gable stated that he and his wife were now willing to sell the complete site they own to the RDA at 28 Maple Street.

Closed Session

Mr. Von Haden moved to convene in a closed session, Ms. Wildenberg seconded, and the motion carried.

Mr. Green moved to come out of a closed session. Mr. Wildenberg seconded, and the motion carried.

Open Session

5. Motion to approve a purchase and development agreement with John Mogensen for property in Phase II North Barstow Redevelopment District.

Mr. Halloin stated that this block is an important area for redevelopment and the RDA has expectations of working towards the TID payments from property taxes. The RDA has directed staff to continue to negotiate with Mr. Mogensen.

6. Motion to authorize payment and execution of a Customer Contribution Agreement with Xcel Energy for distribution work in the North Barstow Redevelopment District.

Mr. Schatz explained that this will authorize Xcel Energy to proceed with the removal of the overhead line on Block 7, west of N. Barstow Street. This contract does not deal with service to the Post Office building.

Ms. Wildenberg moved to authorize the execution of an agreement and payment to Xcel Energy for removal of overhead lines. Mr. Green seconded and the motion carried. Mr. Halloin abstained.

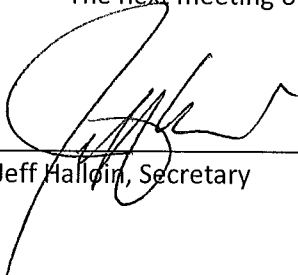
7. Consideration of a motion to order an appraisal for property at 28 Maple Street.

Mr. Von Haden moved to direct staff to order an appraisal of 28 Maple Street. Mr. Barr seconded and the motion carried.

8. Announcements and Directions.

Mr. Schatz announced that DECI would handle the disposition of the window murals at 2 S. Barstow Street. He also announced the press conference immediately following this meeting for a new grocery store to be located in the North Barstow Redevelopment Area. The RDA had authorized a \$200,000 incentive to attract a grocery store to the downtown area. The new store will be known as Charley's Market and will open in October, 2011.

The next meeting of the Redevelopment Authority will be August 17, 2011.



Jeff Halloin, Secretary